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MAIL TO:

Doc#: 1208204071 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2012 10:36 AM Pg: 1 of 3

John H. Winand
800 Wabasha Rd #201
CHENNAI, IL 60025

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 27th day of February 2012, between **Series A of IBT Holdings LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part (Grantor), and **Guild Properties LLC** of the second part (Grantees), WITNESSETH, that the party of the first part, for and, in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A



SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises, covenants and agrees to and with Grantee to warrant and forever defend to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 03-04-201-026-1041,
03-04-201-026-1057, 03-04-201-026-1104, 03-04-201-026-1110, 03-04-201-026-1111
PROPERTY ADDRESS: 400 Manda Lane, #301, #516, #522, #317, #523, Wheeling, IL 60090

BOX 333-CT

REAL ESTATE TRANSFER		03/14/2012
	COOK	\$110.00
	ILLINOIS:	\$220.00
	TOTAL:	\$330.00

03-04-201-026-1041 | 20120301600738 | GME44Z

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IN WITNESS WHEREOF, said party of the first part has executed the Special Warranty Deed, the day and year first above written.

Series A of IBT Holdings LLC

By: 

Name: Ryan Wells

Title: Assistant Vice President

State of Illinois)

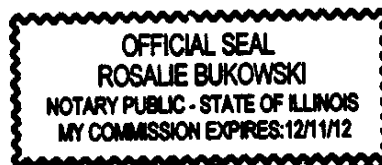
County of DePue

I, Rosalie Bukowski, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ryan Wells, personally known to me to be authorized to sign documents for Series A of IBT Holdings LLC, The Member of said limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed limited liability company or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27th day of February, 2012


Notary Public

My commission expires: 12-11-12



This Instrument was prepared by:
Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

GUILD PROPERTIES LLC
1098 S. Milwaukee #108
Wheeling, IL 60090

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BUILDING 400 UNITS 301, 317, 516, 522 AND 523 IN THE PINE HILL CONDOMINIUM, AS
DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 1 IN PINE HILLS RESUBDIVISION, A SUBDIVISION OF PART OF OF THE NORTHEAST 1/4
AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634015073; TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office